

**HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION  
NOTICE OF MEETING  
REGULAR BOARD OF DIRECTORS MEETING**

September 10, 2015  
9:00 am  
677 Queen Street, Suite 300, Board Room  
Honolulu, Hawaii 96813

**AGENDA**

**I. CALL TO ORDER/ROLL CALL**

**II. APPROVAL OF MINUTES**

- A. Regular Meeting – August 13, 2015
- B. Executive Session – August 13, 2015

**III. DISCUSSION AND/OR DECISION MAKING**

- A. Information on the Consolidated Annual Performance and Evaluation Report for Program Year 2014 (July 1, 2014 - June 30, 2015)
- B. Presentation by U00660 Hilo, L.P. and Discussion Regarding its Request to HHFDC for a New 65-Year Lease for the Proposed Acquisition/Rehabilitation of Kamana Elderly Apartments Located in Hilo, Hawaii, TMK No. (3) 2-4-056: 022
- C. Approve an Extension to the Rental Housing Revolving Fund Letter of Intent for the Ewa Villages Phase III Project Located in Ewa Beach, Oahu, TMK No.: (1) 9-1-163: 002
- D. Approve: (1) Resolution No. 075, Which Provides for Official Intent with Respect to the Issuance of Hula Mae Multi-Family Tax-Exempt Revenue Bonds; and (2) Reservation of Low Income Housing Tax Credits for the Meheula Vista III Project Located in Mililani, Oahu, TMK No.: (1) 9-5-002: 060 CPR 0003
- E. Approve a Rental Housing Revolving Fund Project Award for the Meheula Vista III Project Located in Mililani, Oahu, TMK No.: (1) 9-5-002: 060 CPR 0003
- F. Approve: (1) Resolution No. 076, Which Provides for Official Intent with Respect to the Issuance of Hula Mae Multi-Family Tax-Exempt Revenue Bonds; and (2) Reservation of Low Income Housing Tax Credits for the Waipahu Hall Project Located in Waipahu, Oahu, TMK No.: (1) 9-4-002: 039
- G. Approve Douglas Emmett Residential 2014, LLC, or Other Successor Entity Approved by the Executive Director, as an Eligible developer pursuant to Section 15-307-24, Hawaii Administrative Rules, and a Dwelling Unit Revolving Fund Interim Loan for the Rehabilitation of Waena Apartments Rental Housing Project Located in Honolulu, Oahu, TMK Nos.: (1) 1-7-026:013 and (1) 1-7-026: 054
- H. Approve GE Hawaii Block A2, LLC, or Other Successor Entity Approved by the Executive Director, as an Eligible developer pursuant to Section 15-307-24, Hawaii Administrative Rules, and a Dwelling Unit Revolving Fund Interim Loan for the Proposed Keauhou Lane Rental Housing Project Located in Kaka’ako, Oahu, TMK No.: (1) 2-1-030: 001

- I. Approve the Certification of Eight Zero Three Waimanu, or Other Successor Entity Approved by the Executive Director, as an Eligible Developer Pursuant to Section 15-307-24, Hawaii Administrative Rules, and a Dwelling Unit Revolving Fund Interim Loan for the Proposed 803 Waimanu For Sale Condominium Project, Located in Kakaako, Oahu, TMK Nos.: (1) 2-1-049:050, 070, and 072
- J. Approve the Certification of SamKoo Pacific, LLC, or Other Successor Entity Approved by the Executive Director, as an Eligible Developer and the Proposed Kapiolani Residence Project, Located in Ala Moana, Oahu, TMK Nos.: (1) 2-3-041: 009 and 006, Including the Developer's Proposed Exemptions, for Processing Under the Provisions of Chapter 201H, Hawaii Revised Statutes
- K. Approve a Dwelling Unit Revolving Fund Advance to the Kekuilani Gardens Project to Bring Current the U.S. Department of Agriculture - Rural Development Loan Replacement Reserve Account and Rental Housing Revolving Fund Loan

The Board of Directors of the HHFDC anticipates convening in executive session pursuant to Section 92-5(a)(3), Hawaii Revised Statutes to negotiate the acquisition of public property and pursuant to 92-5(a)(4), Hawaii Revised Statutes, to consult with the board's attorney on questions and issues pertain to the board's powers, duties, privileges, immunities, and liabilities.

- L. Approve Proposed Settlement in Hawaii-Laieikawai Assoc. v. Pac. Cultural Instit., Hawaii Housing Finance and Dev. Corp., et. al. (Civ. No. 09-1-2101-09)

The Board of Directors of the Hawaii Housing Finance and Development Corporation anticipates convening in Executive Session pursuant to Section 92-5(a)(4) to consult with the Board's attorney on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities.

#### **IV. REPORT OF THE EXECUTIVE DIRECTOR**

- A. Activities Related to Housing Development
- B. Activities Related to Housing Finance
- C. Activities Related to Fiscal Management
- D. Activities Related to Asset Management
- E. Activities Related to Planning and Community Relations
- F. Activities Related to DBEDT and Internal HHFDC Management
- G. Activities Related to HHFDC Personnel Management and Staffing
- H. Activities Related to Legislature
- I. Monthly Report on the HHFDC Program Resources (Exhibit A)
- J. Monthly Report on Contracts and Change Orders Over \$25,000 (Exhibit B)
- K. Monthly Report on housing-related House and Senate bills (Exhibit C)
- L. Monthly Status Reports (Exhibit D)
  - 1. Development Branch
  - 2. Finance Branch

3. Asset/Property Management

**V. ADJOURNMENT**

The Corporation may elect to convene in executive session pursuant to Sections 92-4 and 92-5(a), Hawaii Revised Statutes, if any exceptions set forth therein apply.

If any person requires special needs (i.e., large print, taped materials, sign language interpreter, etc.), please call the Secretary to the Board at (808) 587-0547 by close of business, three days prior to meeting date.